151.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,600 / 788,600
					USE VALUE:	788,600 / 788,600
					ASSESSED:	788,600 / 788,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GRAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC INNES ALEXANDER/TR
Owner 2:	MCINNES FAMILY 2014 IRREV TR
Owner 3:	
Street 1:	7 GRAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC INNES ROBERT G--ETAL -
Owner 2:	SUTKOWSKI JANICE M -
Street 1:	7 GRAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	333,800		454,800	788,600
Total Card	0.114	333,800		454,800	788,600
Total Parcel	0.114	333,800		454,800	788,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.11 | /Parcel: 438.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 99921

GIS Ref

GIS Ref

Insp Date 11/03/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0006.0

!11831!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,900	0	4,950.	454,800	788,700	788,700	Year End Roll	12/18/2019
2019	101	FV	265,500	0	4,950.	426,400	691,900	691,900	Year End Roll	1/3/2019
2018	101	FV	265,500	0	4,950.	352,500	618,000	618,000	Year End Roll	12/20/2017
2017	101	FV	265,500	0	4,950.	324,000	589,500	589,500	Year End Roll	1/3/2017
2016	101	FV	265,500	0	4,950.	295,600	561,100	561,100	Year End	1/4/2016
2015	101	FV	259,000	0	4,950.	289,900	548,900	548,900	Year End Roll	12/11/2014
2014	101	FV	259,000	0	4,950.	269,500	528,500	528,500	Year End Roll	12/16/2013
2013	101	FV	259,000	0	4,950.	256,400	515,400	515,400		12/13/2012

PRINT

Date	Time
12/11/20	01:57:54

LAST REV

Date	Time
08/03/16	09:15:01

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11831

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC INNES ROBERT	64125-507		8/25/2014	Convenience	99	No	No		
	14629-544		6/1/1982		87,000	No	No		Y

USER DEFINED

Prior Id # 1:	99921
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2015	662	Re-Roof	7,950		6/4/2015			Strip and re-roof.
11/20/1995	663	Manual	1,400					REROO-1 SIDE
8/21/1992	390		39,000					8X8 2 1/2 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
11/3/2008	Meas/Inspect	163	PATRIOT
4/26/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	9									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23333335
Const Adj.:	0.97515047
Adj $ / SQ:	150.336
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453581
Depreciation:	119745
Depreciated Total:	333836

COMMENTS

OF=TOILET ON 1ST FL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 1			HB				

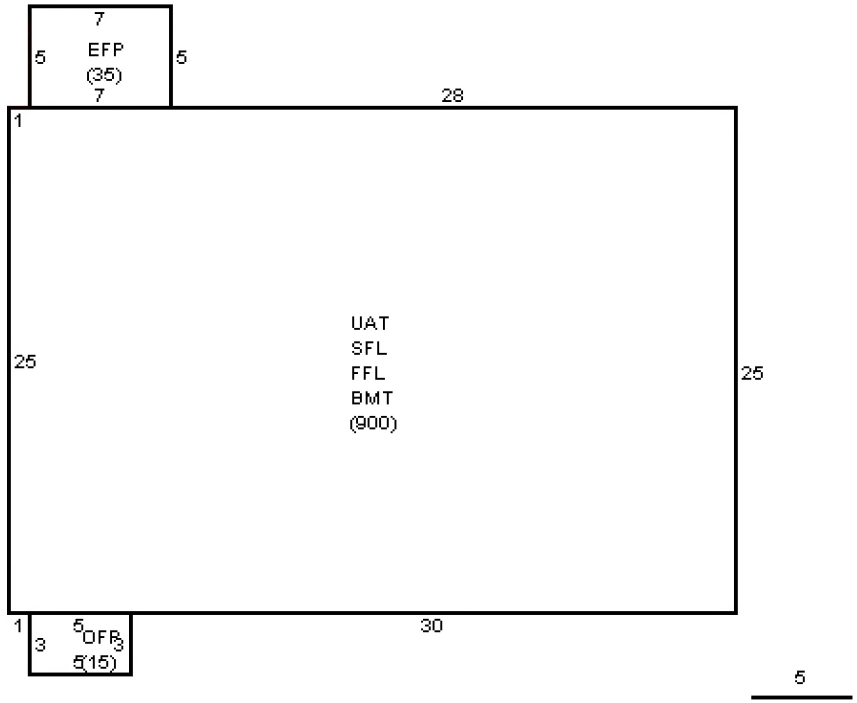
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	45.100	40,591
FFL	First Floor	900	150.340	135,302
SFL	Second Floor	900	150.340	135,302
UAT	Upper Attic	225	60.130	13,530
EFP	Enclos Porch	35	70.800	2,478
OFP	Open Porch	15	42.910	644

Net Sketched Area:	2,975			Total:	327,847
Size Ad	1800	Gross Are	3650	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

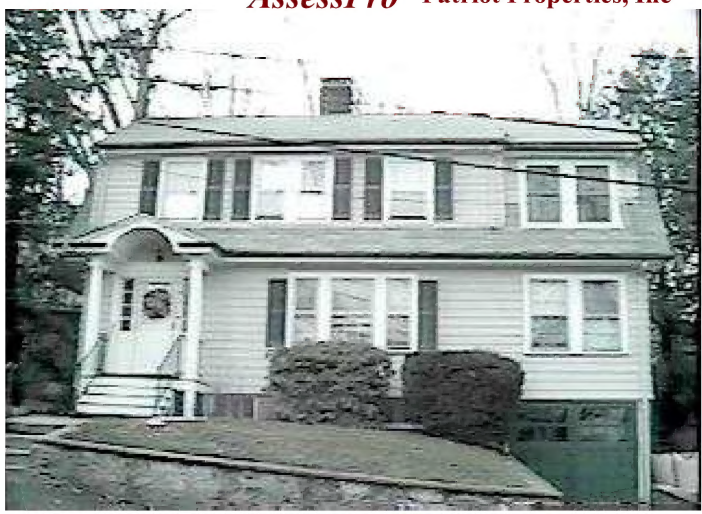
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.37
Special Features:	0	Val/Su Net:	112.20
Final Total:	333800	Val/Su SzAd	185.44

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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